

431 & 433 Seventh Street, NW
(Public Sale)
Washington
District of Columbia

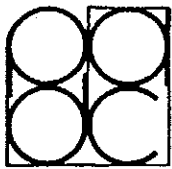
HABS No. DC-607

HABS
DC,
WASH,
347-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION
425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS

ANDERSON NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & PURNELL
ASSOCIATE ARCHITECTS
DAVID McLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

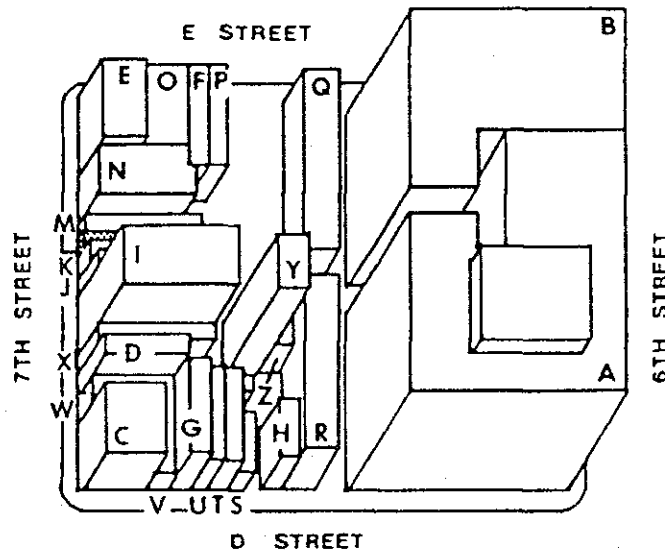
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

HABS No DC-607

HABS
DC,
WASH,
347-

Public Sale
431 and 433 Seventh Street, NW
Lot 824



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 457, within which this structure stands. For photographs, historical, and descriptive data on Square 457, see HABS No. DC-597.

GENERAL DESCRIPTION

The site consists of an elongated L-shaped plan measuring thirty-six feet along Seventh Street and running ninety-five feet deep eastwardly into the square. It is located on the northern portion of the block, approximately one hundred feet south of the corner of Seventh and E Streets. The building covers the entire lot, and has its main access from the west and a service entrance through an alley at the rear or east. It is a flat-roofed one-story structure of uniform height sharing party walls with its adjacent neighbors to the north and south. On the west, the building facade has been the object of an extensive remodeling that completely hides any original detailing extant in the wall. The facade incorporates a building-wide storefront with two lateral aluminum and glass show windows flanking a central recess with a pair of doors. The base and fascia of the storefront feature painted corrugated metal cladding in an ochre color. The same material is used to cover the building facade and parapet behind and above the projecting storefront. Even though severely patched, the elevation of the rear brick wall still presents evidence of its past appearance in its several segmental arched openings that have been sealed with either brick or concrete block. The interior of the building has also undergone considerable remodeling. It consists basically of a large sales room whose floor is supported by the party walls, two freestanding piers and a central foundation wall running eccentrically east-west for the building's full length. The roof, in turn is supported by two intersecting axes of columns resting on these foundations. Of the total of seven columns, five are clad and fireproofed. The remaining two are bare, and feature a cast iron fluted shaft. If capitals exist, they occur above the hung acoustical tile ceiling, and are therefore hidden from view, although a neck molding - possibly an echinus - is visible on one of the columns just below ceiling level. Towards the rear of the store the removal of several acoustical tiles has exposed a pressed tin ceiling of a shallow coffer design with a geometric fret that appears to follow the perimeter of the room.

STATEMENT OF SIGNIFICANCE

The building's original facade is hidden from view. As the building stands, it could be termed as a modern commercial style more typical of commercial strips along highways than of urban districts. The overall concept consists of a simple symmetrical composition of planes emphasizing a predominantly flat or horizontal design. The treatment of large expanses of the facade as a homogeneous surface, and the lack of articulation between these parts does not respond to the pedestrian quality of the downtown district.

In relation to its environment, the striking color causes this facade to stand out prominently, thus accentuating the building's poorer qualities. Because it presents few architectural characteristics in common with the surroundings, the building fails to integrate with, much less contribute to, the value of the district. Furthermore, the impermanent, inexpensive materials used in the facade disrupt the image of solidity usually associated with the urban cores of large metropolitan areas.

The single-story height of the building also tends to diminish its contribution to the predominantly higher context of the surrounding area, which is predominantly three-stories.

September 1979



INTERIOR VIEW, SHOWING
NARROW FLUTED CAST-IRON
WITH MARKED ENTASIS



SEVENTH STREET (WEST) FACADE

Lot 13 (Sublot 824)
431, 433, 435 Seventh Street

Lot 13, later designated lot 824 is comprised of three sublots identified as 431, 433 and 435 Seventh Street.

1819.....According to the District of Columbia Tax Records lot 13 was assessed in the name of Thomas Levering.

1824.....Thomas Levering was assessed \$907.00 for lot 13 and \$1600.00 for the improvements to the lot.

1829/33..Lot 13 was assessed \$1578.00 for the ground and \$1400.00 for the improvements to the property.

1844.....Francis Mattingly was assessed 1578.00 for lot 13.

Lot 13
431 Seventh Street

431 Seventh Street is the southern third of lot 13. It measures approximately 25 feet on its Seventh Street side and 95 feet along its east-west axis.

1855
to

1862.....Francis Mattingly was listed as the tenant of 431 Seventh Street.

1859.....Francis Mattingly's assessment rose to \$7439.00 for lot 13.

1865
to

1879.....The city directories list Henry Frank, a watch and jewelry salesman, as the occupant of 431 Seventh Street.

1870.....Lot 13, still assessed to Francis Mattingly, rose in value to \$7500.00.

1878/79..Francis Mattingly's assessment rose to \$19,725.00 for lot 13.

1880
to

1929.....Charles Kauffman managed a clothing store at 431 Seventh Street for a period of fifty years, according to the city directories.

1883/84..Francis Mattingly's assessment dropped slightly for lot 13 to \$17,753.00.

1891.....A building permit was issued to 431 Seventh, on August 29 to remove the show window and the door at its side, and to insert a door at the center flanked by two windows. The permit describes the structure as a four story building (Permit No. 150; cost: \$250.00).

1893/94..Francis Mattingly was assessed \$24,656.00 for lot 13, and \$8000.00 for the improvements to the lot.

1907.....A March 23rd building permit was issued to make repairs and alterations to the building (Permit No. 1300; Builder: Joseph Burden; Cost: \$1000.00.

1931
to

1937.....The Sanitary Grocery Company was listed as the occupant of 431 Seventh Street in the city directories.

1935.....A building permit issued on March 4th granted authority to remodel the first floor front and to replace the columns (Permit No. 177,918; Architect: Russell O. Klunge; Builder: During and Joshua).

1940.....
to

1943.....The Vitamin System, Inc. was listed in the city directories as the tenant 431 Seventh Street.

1948
to

1956.....The Mayer and Company furniture store was the occupant of 427 to 433 Seventh Street according to the city directories.

1960.....There was no listing in the city directories this year for 431 Seventh Street.

1981.....The Public Sale Store for children's and infants' fashions now occupies the building. The structure, as seen today, is united with its neighbor to north behind a single modern facade, which conceals original facade of the building. As seen from the street, the building is one story high.

Lot 13
433 Seventh Street

433 Seventh Street is the center lot of the three which make up lot 13. The lot measures approximately 25 feet along its Seventh Street side and 95 feet deep.

1855

to

1863.....The city directories list the Richey and Company Variety Store as the occupant at 433 Seventh Street.

1859.....Francis Mattingly was assessed \$7439.00 for lot 13.

1862

to

1869.....The city directories list Francis Mattingly as a tenant of 433 Seventh Street.

1862

to

1867.....J.C. Lewis, an insurance agent and patent medicine dealer was listed as the tenant of 433 Seventh Street.

1870.....Lot 13, still assessed to Francis Mattingly rose in value to \$7500.00.

1870

to

1873.....William McKenney and John McKenney, patent and insurance agents occupied an office at 433 Seventh Street.

1878/79..Francis Mattingly's assessment rose to \$19,725.00 for lot 13.

1880

to

1890.....During this decade, the building was occupied by a variety of tradesmen. Among them were Jacob Strasburger a shoemaker, Sydney Nimms, a physician, C.J. Reed, piano fortes, and Thomas A. Ladson, jewelry.

1883/84...Francis Mattingly's assessment dropped slightly to \$17,753.00 for lot 13.

1893/94...Francis Mattingly was assessed \$24,656.00 for lot 13, and \$8000.00 for the improvements to the lot.

1897.....A building permit was issued to 433 Seventh Street on March 20th to make general repairs to the building, which was occupied as a store and office (Permit No. 1300; Builder: Joseph Burden; cost: \$600.00.

1899/
1900.....The tax assessment records indicate that lot 13 was assessed \$23,670.00, and the improvements to the property were assessed: \$7500.00 in the name of Francis Mattingly.

1908
to
1929.....Charles Kaufman managed a clothing store at 431-433 Seventh Street.

1916.....A building permit was issued on December 13th to alter the windows and to make general repairs (Permit No. 2820; cost: \$49.00).

1931
to
1937.....The Sanitary Grocery Store occupied 431-433 Seventh Street during this time.

1940
to
1943.....The Vitamin System, Inc. was the tenant of the building for this period of time.

1948
to
1956.....The Mayer Furniture Company was the occupant of 427 to 433 Seventh Street according to the city directories.

1981.....The Public Sale Store for children and infants fashions presently occupies the building. The structure, as seen today, has united with it's neighbor to the south behind a single modern facade, thus, concealing the original facade of the building (no building permit available). As seen from the street, the structure is only one story high.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map